



**AITCHISON
RAFFETY**



- Factory/ storage space
- Roller shutter loading door with tailgate loading to main unit X
- First & second floor offices and storage
- 3-phase power
- Roller shutter door to small unit V
- WC
- Own power supply

Ian Archer
ian.archer@argroup.co.uk
01923 210733

Elliot Lusby-Park
elliot.lusby-park@argroup.co.uk
01923 210733

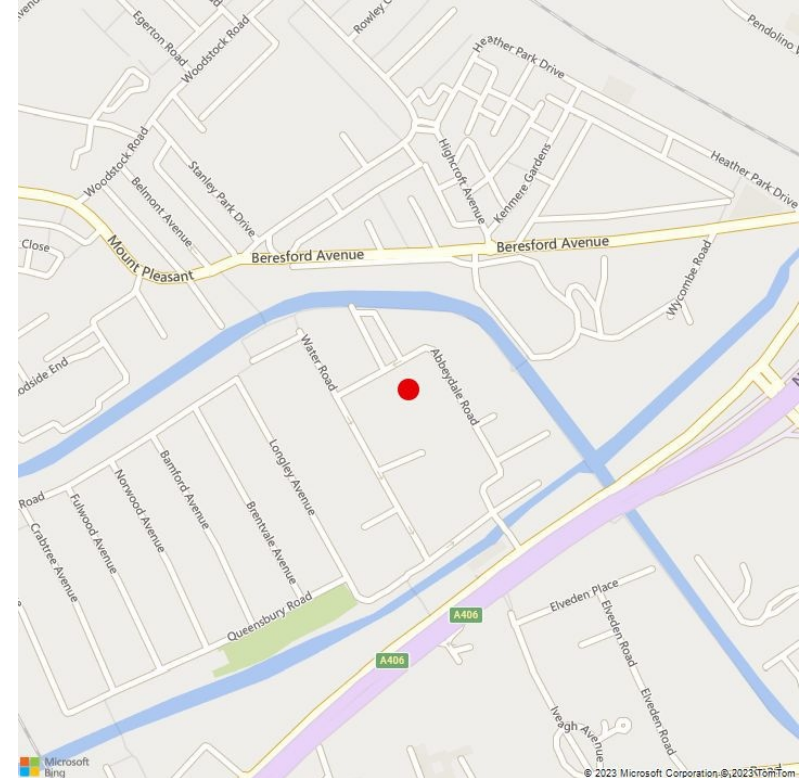
Units V X & Y, 272, Abbeydale Road, Wembley, HA0 1TW

Workshop units

Approx. 14,565 Sq Ft (1,353.09 Sq M)

To Let

Units V X & Y, 272, Abbeydale Road, Wembley, HA0 1TW



Description

The property comprises a self-contained workshop within a larger complex. Units V, X & Y are available as a single unit or Unit V could be let on it's own. Unit V is a small workshop towards the rear. Eaves height 12ft 4". Units X & Y are on 3 levels

Location

Situated within the Abbeydale Estate in Wembley

M1 (Junction 1)	2.4 Miles
A40 Hanger Lane	1.5 Miles
M40 (J2)	10.6 Miles
A406	0.5 Miles
Central London	8.0 Miles

Floor Area

Unit V	1,870 Sq Ft	173.72 Sq M
Unit X & Y		
GF Factory	2,761 Sq Ft	256.5 Sq M
Upper GF factory	5,492 Sq Ft	510.21 Sq M
FF storage & office	2,492 Sq Ft	231.51 Sq M
2nd floor offices	1,951 Sq Ft	181.25 Sq M
Total	14,565 Sq Ft	1,353.09 Sq M

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Rent

On application

Terms

A new lease is available for a term to be agreed subject to regular rent review to be excluded from the security of tenure of the Landlord & Tenant Act 1954 security of tenure

Business Rates

To be assessed. An estimate is available upon request

VAT

This property is subject to VAT.

Energy Performance Rating

All units Band C - 52

Viewings

Strictly by appointment via the sole agents Aitchison Raffety
 Ian Archer or Elliot Lusby
 Park
 01923 210733
 ian.archer@argroup.co.uk
 elliot.lusby-park@argroup.co.uk

**AITCHISON
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www.argroup.co.uk



INVESTORS IN PEOPLE
 We invest in people Silver

